



# City of Lynwood

A City Meeting Challenges

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OFFICE OF THE  
CITY MANAGER

October 27, 2004

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HA 11/24/04

VIA FEDERAL EXPRESS

Ms. Bobbie Kahan  
Brownfields Coordinator  
US EPA Region 9 (SFD-1-1)  
75 Hawthorne Street  
San Francisco, CA 94105

Dear Ms. Kahan:

SUBJECT: BROWNFIELDS GRANT #BP98946001-0

Enclosed you will find the final report for the City of Lynwood's Brownfields Demonstration Assessment Pilot Project. The required financial documents have been sent to the Grants Specialist under separate cover. I trust that you will find the documents in proper order to close out the grant files.

It was a pleasure being a part of this program and working with you. I look forward to our continued relationship on other Brownfields projects for the city. Thank you for all of your support and assistance. Should you have any questions or concerns, please do not hesitate to contact me at (310) 603-0220, extension 617.

Sincerely,

Autra Adams  
Special Assistant

**CITY OF LYNWOOD, CALIFORNIA**

**BROWNFIELDS DEMONSTRATION  
ASSESSMENT  
PILOT PROJECT**

**FINAL REPORT**

**OCTOBER 27, 2004**

**PREPARED FOR:  
MS. BOBBIE KAHAN, BROWNFIELDS COORDINATOR  
U.S. ENVIRONMENTAL PROTECTION AGENCY  
REGION 9, SUPERFUND DIVISION (SFD-1-1)  
75 HAWTHORNE STREET  
SAN FRANCISCO, CA 94105**

**PREPARED BY:  
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## ***Introduction***

The City of Lynwood was awarded a cooperative agreement in the amount of \$200,000 from the US Environmental Protection Agency (EPA) on October 1, 1999 as part of the Brownfields Assessment Demonstration Pilot Program. EPA has defined brownfields sites as "abandoned, idled, or under-used industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination."

The primary objective for the project was for the City to characterize and assess environmental conditions at identified sites and put a plan in place for the city or a future developer to carry out any necessary cleanup activities with the most immediate potential for redevelopment.

## ***Background***

The City targeted six brownfields sites under this program for Phase I Environmental Site Assessments (ESA's). Based upon the results of the Phase I ESA's and priorities for redevelopment two sites were selected for Phase II ESA's and detailed cleanup plans and cost analysis.

The following sites were selected for study:

- Site 1 – Marketplace – A 34-acre mixed-use site that was formerly an automobile tire dump. The site also included homes and a small indoor shopping center. This site is currently undergoing a major commercial development.
- Site 2 – Alameda Triangle – A 13 acre triangular property that consists of vacant parcels, an abandoned factory used to manufacture chemicals and an auto salvage yard. This site is currently targeted for a major housing project.
- Site 3 – Esther/State Street – A 2 acre vacant lot owned by the City. Over the years the property has been used as an unofficial refuse dump. A trucking company operates directly to the southwest side of the property. This site is currently targeted for a park.
- Site 4 – Drury Lane/Norton Avenue – A 1.5 acre lot with a vacant industrial building used for light manufacturing.
- Site 5 – Lynwood Springs – A site comprised of a number of individual properties that includes residences, a retail gasoline station, a restaurant, a U-Haul vehicle rental facility and a former dry cleaner. This site is currently targeted for a commercial development.
- Site 6 – Atlantic/Carlin – A site comprised of a number of individual properties that include residences, a market, an auto repair and several vacant lots. This site is currently targeted for a major housing project.

## ***Scope of Work***

The scope of work under the cooperative grant agreement was subdivided into five tasks.

### **Task Number 1 – Community Outreach**

These tasks included selecting the appropriate staff persons to help oversee all grant activities and preparing informational materials. Meetings were conducted with stakeholders announcing the receipt of funds and to provide information about possible environmental risks, liabilities and procedures.

### **Task Number 2 – Hire Consultants**

A Request for Proposal was prepared describing sites and the scope of work in an effort to engage qualified consultants to assist the city in assessing each of the selected sites. Technical consultants that were selected and assisted the City with the project were Larry Hathorn, Ninyo & Moore, and Winefield and Associates.

### **Task Number 3 – Assess Properties**

This task involved preparation of a written report of findings, conclusions and recommendations for selected sites. The report conclusion contained the consultants' opinion of the Phase I findings. Based upon the consultant's recommendation and the City's priority for the site for reuse, two sites were selected for Phase II investigation. Prior to conducting any Phase II work a site-specific sampling and analysis plan was submitted to EPA for approval. A Human Health Risk Assessment took place at the most contaminated site to determine if particular chemicals posed a significant risk to human health and under what circumstances.

### **Task Number 4 – Prepare Cleanup Plans/Cost Analysis**

This task took place for two sites. This involved working with environmental consultants to determine what is necessary to mitigate pollution established at each of the sites and to present a cost analysis for the mitigation process.

### **Task Number 5 – Reports on Brownfields Assessment Project**

This phase included regular reporting to EPA and stakeholders on the status of the project.

## ***Site Specific Deliverables***

The following summarizes the site-specific tasks that occurred at each site:

- Site 1 (Marketplace) – A Phase I ESA was completed. There was no additional work planned under the grant for this site. This site is approximately 95% redeveloped into a regional shopping center "Plaza Mexico".

- Site 2 (Alameda Triangle) - The Phase I ESA was completed. Although there was no further work completed at this site under this particular grant, currently there is Phase II sampling taking place on site. This site is a potential candidate for cleanup utilizing the City of Lynwood's Brownfields Revolving Loan Fund. The City is in the process of negotiating a Disposition and Development Agreement (DDA) for up to 100 single-family homes at this site. Additionally, the County is contemplating putting a much-needed childcare center at this site.
- Site 3 (Esther/State Streets) – A Phase I and Phase II ESA took place at this site. The Phase II revealed minimal surface contamination so there were no cleanup costs identified at this site. The results of the Phase II ESA indicated that the groundwater was "fairly" clean and some type of fencing was the only remediation that needed to occur at this point. Since that time, the City explored the options of a "pocket" park at this location. A masterplan is currently in the design stages to turn this vacant lot into a much-needed park in the City.
- Site 4 (Drury Lane/Norton Avenue) – A Phase I ESA took place at this site. Based upon the findings and the City's redevelopment priorities, there was no additional work conducted under the grant. A vacant industrial building remains at this site.
- Site 5 (Lynwood Springs) – A Phase I ESA took place. A report outlining interim and long-term corrective action goals was prepared. A Health Risk Assessment workplan was prepared at this site. A report outlining a cleanup workplan and estimated cleanup costs was also prepared. The Los Angeles Regional Water Quality Control Board is currently reviewing this document as this site is under a current cleanup and abatement order. The City has an Exclusive Negotiating Agreement with a developer to build a small retail shopping center at this location.
- Site 6 (Atlantic/Carlin) – A Phase I ESA took place. The City is currently negotiating a Disposition and Development Agreement to build up to 60 homes at this site.

### ***Information Items***

#### **Property Status**

- 1) The number of impacted properties believed to exist in the Brownfields project area – 25
- 2) The number of properties targeted for cleanup or redevelopment action – 25
- 3) The number of acres targeted for cleanup or redevelopment action – 57.5
- 4) The number of properties where Phase I and Phase II site assessments are underway – Phase I assessments have been completed at 25 properties, Phase II assessments have been completed at 1 property.
- 5) The number of acres where cleanup activities are complete – 0
- 6) The number of properties assessed or studied that did not require cleanup activities – 2.
- 7) The number of properties where redevelopment activities are underway – 4
- 8) The number of properties where redevelopment activities are complete – 0
- 9) Total number of jobs created by the development of sites – 120 (Plaza Mexico)

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## Key Measures

- AP1) Number of properties estimated in Brownfields pilot jurisdiction – 25
- AP2) Number of properties reported to be contained in pilot inventories – 25
- AP3) Number of properties reported to be targeted by pilot – 25
- AP4) Number of properties with Brownfields Assessment started with pilot funding – 25
- AP5) Number of properties with Brownfields Assessment completed with pilot funding – 25
- AP6) Number of properties with Brownfields Assessment completed with other funding – 4
- AP7) Number of properties with Brownfields Assessment that do not require cleanup – 2
- AP8) Number of properties with Brownfields cleanup started – 0
- AP9) Number of properties with Brownfields cleanup completed – 0
- AP10) Number of properties with Brownfields Redevelopment activities underway – 4  
(Marketplace)
- AP11) Number of cleanup/construction jobs leveraged – 0
- AP12) Number of cleanup dollars leveraged
  - Brownfields Cleanup Revolving Loan Fund - \$1,000,000
- AP13) Number of Redevelopment jobs leveraged – 0
- AP14) Number of Redevelopment/Construction dollars leveraged
  - Section 108 Loan - \$7,000,000
  - Brownfields Economic Development Initiative - \$875,000

## ***Measures of Success***

The success of the Brownfields Assessment Demonstration Project can be measured in the short-term and long-term effect it has for the city.

### SHORT-TERM

- Relations between neighborhood groups and city staff will be strengthened.
- Each of the selected sites has received a Phase I ESA.
- Where necessary, Phase II and III ESAs will be conducted.
- Mitigation plans will be developed for each site where pollutants are found.
- The city will have an accurate estimate of the costs involved in mitigation activities.
- A plan will be prepared for the city to address its major brownfields sites and prepare them for redevelopment.

### LONG-TERM

- Securing a contractor to redevelop the sites with housing and commercial potential (four sites).
- Increasing the city's revenue from sales tax from the redeveloped commercial properties (will occur at Sites 1 & 5).
- Increasing the city's revenue from property tax for the redeveloped housing projects (will occur at Sites 2 & 6).
- Increasing the City's developed open space (will take place at Site 3).

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### ***Project Budget***

The entire project budget of \$200,000 was expended for this program. In addition, there were some in-kind contributions by the City of Lynwood that contributed to making this program a success. Project funds were expended for salaries and benefits for the Project Director, technical consultants to prepare various studies and for professional development to EPA sponsored seminars/workshops.

### ***Conclusion***

This project was very successful. The primary objective for the project of characterizing and assessing environmental conditions at identified sites and putting a plan in place for the city or a future developer to carry out any necessary cleanup activities with the most immediate potential for redevelopment was achieved. US EPA funds proved to be extremely valuable at Lynwood Springs where the property owner is uncooperative. The City would not be this far along with site assessment and determining cleanup costs and redevelopment potential for the selected sites without the availability of US EPA funding for this project.